

FREE and ASSOCIATES P.C.

P.O. Box 317
Centerville, Texas 75833
903/536-2554

STATE OF TEXAS

CITY OF BUFFALO

COUNTY OF LEON

SEPTEMBER 16, 2010

0.398 ACRE

These notes describe that certain 0.398 acre in the CITY OF BUFFALO in Leon County, Texas; being part of Lot 10 Block 34 of the City of Buffalo as recorded in Envelope 3A Leon County Map Records, same being contained in a Sheriff's Tax Resale Deed dated April 6, 201 from Jerry Wakefield, Sheriff to Therion Real Estates II, LLC and recorded in Volume 1431 Page 162 Leon County Official Records; this 0.398 acre tract is described more particularly as follows:

BEGINNING at the East corner of Lot 10, same being the East corner of a 0.78 Acre tract (surveyed by the undersigned May 10, 2010) and also being the South corner of Lot 9 and the South corner of a 0.375 Acre tract (surveyed by the undersigned December 3, 1993) in the North side of Jones Street; found a 5/8" steel rod at same; found a 1" steel pipe bearing North 25°-59'-00" East 100.00 feet; thence with the Southeast line of Lot 10, same being the Southeast line of the 0.78 Acre, South 25°-59'-00" West a distance of 100.00 feet to the South corner of Lot 10, same being the South corner of Block 34 and also being the South corner of the 0.78 Acre; found a 1/2" steel rod at same; thence with the Southwest line of Lot 10, same being the Southwest line of Block 34 and also being the Southwest line of the 0.78 Ares, North 64°-01'-00" West a distance of 151.57 feet to the West corner of a 0.378 Acre tract (surveyed out of Lot 10 this date by the undersigned) in the center of Railroad Street and also being the BEGINNING of this description; set a 1/2" steel rod at same below surface;

THENCE continuing with the Southwest line of Lot 10, same being the Southwest line of Block 34 and the 0.78 Acre, North 64°-01'-00" West a distance of 190.80 feet to the West corner of Lot 10 , same being the West corner of Block 34 and the 0.78 Acre in the Southeast right-of-way of the I & GN Railroad; found a 1/2" steel rod at same;

THENCE with the Northwest line of Lot 10, same being the Southeast right-of-way of said Railroad, parallel with but 100 feet from the centerline of said Railroad, North 30°-32'-01" East a distance of 100.32 feet to the North corner of Lot 10, same being the North corner of the 0.78 Acre and the West corner of Lot 9; found a 1/2" steel rod at same;

THENCE with the Northeast line of Lot 10, same being the Northeast line of the 0.78 Acre and the Southwest line of Lot 9, South 64°-00'-01" East a distance of 156.26 feet to the North corner of the 0.378 Acre; set a 1/2" steel rod at same;

THENCE with the projection of and with the centerline of Railroad Street, South 11°-06'-33" West a distance of 103.47 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 0.398 acre of land.

SURVEYOR'S NOTE: Bearings based on the 0.375 Acre. Access is by frontage on Railroad Street. See plat.



David W. Free



R.P.L.S. No. 4010